

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
 AND VARIANCE - N/S Tennessee Ave. \*  
 300' W of Baltimore Street \* DEPUTY ZONING COMMISSIONER  
 (3021 Tennessee Avenue) \*  
 13th Election District \* OF BALTIMORE COUNTY  
 5th Councilmanic District \*  
 \* Case No. 95-279-SPHA  
 David D. Ambrose, Sr., et ux \*  
 Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 3021 Tennessee Avenue, located in the vicinity of Baltimore Highlands in Halethorpe. The Petitions were filed by the legal owners of the property, David D. Ambrose, Sr., his wife, Linda, and their son, David D. Ambrose, Jr., the Contract Purchaser/Lessee. The Petitioners request a special hearing to approve a lot area of 5,000 sq.ft. in lieu of the required 6,000 sq.ft., pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to determine that density will not be affected by the proposed development. In addition to the special hearing relief sought, the Petitioners seek a variance from Section 1B02.3.C.1 to permit a width of 40 feet in lieu of the required 55 feet at the front building line, and side yard setbacks of 6 feet each in lieu of the minimum required 10 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Linda Ambrose, legal owner of the property, and her son, David Ambrose, Jr., and his wife. Appearing as an interested party was Walter Dixon, a nearby property owner. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence offered revealed that the subject property consists of two lots totalling 5,000 sq.ft. of area, zoned D.R. 5.5, and is presently unimproved. The property is also known as Lots 20 and 21 of Rosemont, an older subdivision which was developed many years ago with 20-foot wide lots. The two lots in question provide a combined width of 40 feet and a length of 125 feet. The Petitioners' son and daughter-in-law are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1, a site plan of the property, and Petitioner's Exhibit 3, a design plan of the proposed dwelling. The Petitioners submitted various photographs which show that many of the homes in this community were built on narrow lots. Testimony revealed that the Petitioners' parents purchased these lots many years ago and that the property has been in the family since 1923. In fact, the Petitioners reside on Lots 49 through 53, which are located immediately behind Lots 20 and 21 and front Alabama Avenue. Further testimony was that no one in the Petitioners' family owns property on either side of the two lots in question, and therefore, the relief requested is necessary in order to proceed as proposed.

As noted above, Mr. Walter Dixon, a nearby property owner, appeared as an interested party. After hearing the testimony and viewing the evidence presented at the hearing, Mr. Dixon stated he had no objections to the relief requested and offered his support to this young couple.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

ORDER RECEIVED FOR FILING

Date

By

permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28  
(1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, I find that density will not be affected by the proposed development of this property. In addition, the relief requested will not result in any detriment to the health, safety, and general welfare of the surrounding locale and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of March, 1995 that the Petition for Special Hearing seeking approval of a lot area of 5,000 sq.ft. in lieu of

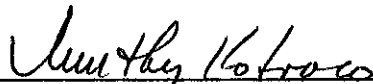
3/20/95  
[Signature]

2114-544 87-4 [Signature]

the required 6,000 sq.ft., pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, and to determine that density will not be affected by the proposed development, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.C.1 to permit a width of 40 feet in lieu of the required 55 feet at the front building line, and side yard setbacks of 6 feet on each side in lieu of the minimum required 10 feet each for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

March 20, 1995

Mr. & Mrs. David D. Ambrose, Sr.  
3018 Alabama Avenue  
Baltimore, Maryland 21227

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Tennessee Ave. 300' W of Baltimore Street  
(3021 Tennessee Avenue)  
15th Election District - 5th Councilmanic District  
David D. Ambrose, Sr., et ux - Petitioners  
Case No. 95-279-SPHA

Dear Mr. & Mrs. Ambrose:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. David D. Ambrose, Jr.  
900 Nabbs Creek Road, Glen Burnie, Md. 21060

People's Counsel

✓ File

MICROFILMED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3021 Tennessee Ave  
which is presently zoned DR. S.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B 02.30 (RETRACT) To Allow 40' IN LIEU OF 55' WIDTH OF PROPERTY AT FRONT BLOC. LINE, & 6' SIDE YARD SETBACK FOR BOTH SIDE YARDS IN LIEU OF 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Practical difficulty: Due to constraints on site, ~~we~~ unable to comply with regulations because of no contiguous ownership. Has been this way over 70 yrs.

Hardship: Due to zoning constraints, unable to make reasonable use of property. Would like to build our first house on proposed property which was given to us by our parents who own contiguous lots to the back of proposed lots.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DAVID D. Ambrose Jr  
(Type or Print Name)

[Signature]  
Signature

900 Nabbs Creek Rd  
Address

Glen Burnie MD 21060  
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

DAVID A. Ambrose Sr.  
(Type or Print Name)

[Signature]  
Signature

Linda Ambrose  
(Type or Print Name)

[Signature]  
Signature

3018 Alabama Ave 636-2346  
Address Phone No.

Baltimore MD 21227  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: JAA DATE 1-31-95

265

Printed with Soybean Ink on Recycled Paper

ORDER RECEIVED FOR FILING

Date



**EXAMPLE 3 - Zoning Description**

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3021 Tennessee Ave  
(address)  
Election District 13 Councilmanic District 1

Beginning at a point on the NORTH side of TENNESSEE AVE.  
(north, south, east or west)

Tennessee which is 50'  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 300' WEST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BALTIMORE ST.  
(name of street)

which is 50' wide. \*Being Lots# 20 & 21,  
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of  
ROSEMONT as recorded in Baltimore County Plat  
(name of subdivision)

Book # 7, Folio # 100, containing  
5000<sup>+</sup> - 7  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber —, Folio —" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

RGS



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-279-SHA

District: 13th Date of Posting: 2/18/95  
Posted for: Special Hearing & Variance  
Petitioner: David & Linda Ambros  
Location of property: At end of Tennessee Ave, ~~where~~ 3000 Block, which  
is a drive way to property, plus three houses.  
Location of Signs: Posted at entrance of Tennessee Ave at Ball's St  
Facing road way.  
Remarks: \_\_\_\_\_  
Posted by: M. Stealy Date of return: 2/24/95  
Signature  
Number of Signs: 1

MICROFILMED

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #85-279-SPHA  
(Item 885)

3021 Tennessee Avenue  
N.E. Tennessee Avenue,  
300 W. of Baltimore Street

18th Election District  
8th Councilmanic  
Legal Owner(s):

David D. Ambrose, Sr.  
and Linda Ambrose

Contract Purchaser(s):

David D. Ambrose, Jr.

Hearing: Friday,

March 10, 1995 at 9:00  
a.m. in Rm. 106, County Of-  
fice Building

Special Hearing to approve  
a lot area of 5,000 square feet  
in lieu of the required 6,000  
square feet and to determine  
that density won't be affected.

Variance to allow 40 feet in lieu  
of the 55 feet width of property  
at front of building line and  
6-foot side yard setback for  
both side yards in lieu of 10  
feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3363.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3361.  
2/280 February 23.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper published  
in Towson, Baltimore County, Md., once in each of 1 successive  
weeks, the first publication appearing on 2/23, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

Publisher

MICROFILMED



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

95-277-SPHA

Account: R-001-6150

Number: 265 -

Date 2-1-95

030 SPEC. HEARING (PES) \$50  
080 1 SIGN: \$35

TOTAL \$ 85.

RECEIVED

02/02/95 10:00 AM  
BY: [illegible]

Please Make Checks Payable To: Baltimore County



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date

1-31-95

DAVID & ANITA L DA ANIBALSO  
3021 TENNESSEE RD.

010 VARIANCE (P.C.) - 50

050 1 SIGN - 35

---

TOTAL 85

receipt

95-279-SPHA

Account: R-001-6150

Number

265

SILA

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUXENT PUBLISHING COMPANY  
2/23/95 Issue - Jeffersonian

Please forward billing to:

David D. Ambrose, Jr.  
900 Nabbs Creek Road  
Glen Burnie, MD 21060  
410-360-3910

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-279-SPHA (Item 265)  
3021 Tennessee Avenue  
N/S Tennessee Avenue, 300' W of Baltimore Street  
15th Election District - 5th Councilmanic  
Legal Owner(s): David D. Ambrose, Sr. and Linda Ambrose  
Contract Purchaser(s): David D. Ambrose, Jr.  
HEARING: FRIDAY, MARCH 10, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a lot area of 5,000 square feet in lieu of the required 6,000 square feet and to determine that density won't be affected.  
Variance to allow 40 feet in lieu of the 55 feet width of property at front of building line and 6-foot side yard setback for both side yards in lieu of 10 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-279-SPHA (Item 265)

3021 Tennessee Avenue

N/S Tennessee Avenue, 300' W of Baltimore Street

15th Election District - 5th Councilmanic

Legal Owner(s): David D. Ambrose, Sr. and Linda Ambrose

Contract Purchaser(s): David D. Ambrose, Jr.

HEARING: FRIDAY, MARCH 10, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a lot area of 5,000 square feet in lieu of the required 6,000 square feet and to determine that density won't be affected.

Variance to allow 40 feet in lieu of the 55 feet width of property at front of building line and 6-foot side yard setback for both side yards in lieu of 10 feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: David D. Ambrose, Sr. and Linda Ambrose  
David D. Ambrose, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

RECEIVED  
FEB 22 1995



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 2, 1995

Mr. David D. Ambrose, Jr.  
900 Nabbs Creek Road  
Glen Burnie, Maryland 21060

RE: Item No.: 265  
Case No.: 95-279-SPHA  
Petitioner: David Ambrose, et al

Dear Mr. Ambrose:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED





**Maryland Department of Transportation  
State Highway Administration**

O. James Lighthizer  
Secretary

Hal Kassoff  
Administrator

2-21-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \$ 265 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

6/1/95

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Joblon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 21, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277,  
278, 279, 280 AND 282.

**RECEIVED**  
FEB 21 1995  
**ZADM**

**MICROFILMED**


REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Feb. 27, 1995  
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 27, 1995  
Item 265

The Developers Engineering Section has reviewed the subject zoning item. Tennessee Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. Our records indicate the paving surface ends before your proposed lot. Therefore, you will be responsible for extending a paved surface to your lot per County Standards. Also, the water and sewer mains must be extended to your lot for your water and sewer house connections.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: February 23, 1995

SUBJECT: 3021 Tennessee Avenue

INFORMATION:

|                   |                             |
|-------------------|-----------------------------|
| Item Number:      | 265                         |
| Petitioner:       | <u>Ambrose Property</u>     |
| Property Size:    | <u>5,000 sq. ft.</u>        |
| Zoning:           | <u>DR-5.5</u>               |
| Requested Action: | <u>Special Hearing</u>      |
| Hearing Date:     | <u>      /      /      </u> |

SUMMARY OF RECOMMENDATIONS:

The proposed development the subject property does not comply with Section 304.1 of the Baltimore County Zoning Regulations; therefore, the staff recommends that the applicant's request be denied.

Prepared by: Jeffrey W. Long

Division Chief: Dan L. Kerns

PK/JL

MICROFILMED

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
PETITION FOR VARIANCE \*  
3021 Tennessee Avenue, N/S Tennessee Ave, \* ZONING COMMISSIONER  
300' W of Baltimore Street, 15th Election \*  
District - 5th Councilmanic \* OF BALTIMORE COUNTY  
  
David D. Ambrose, Sr. and Linda Ambrose \* CASE NO. 95-279-SPHA  
Petitioners \*  
\*

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28<sup>th</sup> day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to David D. Ambrose, Sr. and Linda Ambrose, 3018 Alabama Avenue, Baltimore, MD 21227, Petitioners, and a copy was mailed to David D. Ambrose, Jr., 900 Nabbs Creek Road, Glen Burnie, MD 21060, Contract Purchaser.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

**FROM:** Arnold Jablon, Director, Zoning Administration and Development Management

**B** \_\_\_\_\_  
Permit Number

**RE: Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ **DAVID D. Ambrose Jr** for 900 Nabbs Creek Rd <sup>21060</sup> 410-360-3910  
Print Name of Applicant Address Telephone Number

☐ Lot Address **Tennessee Ave** Election District **13** Council District **1** Square Feet **2500**  
Lot Location: N E S W / side / corner of **SW Tennessee** (street), **300** feet from N E S W corner of **W Baltimore St** (street)

Land Owner **David D. Ambrose Sr** Tax Account Number **13 16600091**  
Address **3018 Alabama Ave** Telephone Number **410 836-2346**  
**Balt, MD 21227**

☐ **CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)**  
**PROVIDED?**

|  | <b>YES</b>                          | <b>NO</b> |
|--|-------------------------------------|-----------|
| 1. This Recommendation Form (3 copies)   | <input checked="" type="checkbox"/> |           |
| 2. Permit Application  | <input type="checkbox"/>            |           |
| 3. Site Plan   |                                     |           |
| Property (3 copies)  | <input checked="" type="checkbox"/> |           |
| Topo Map (available in Rm 206 C.O.B.) (2 copies)<br><small>(please label site clearly)</small> | <input checked="" type="checkbox"/> |           |
| 4. Building Elevation Drawings   | <input checked="" type="checkbox"/> |           |
| 5. Photographs (please label all photos clearly)   |                                     |           |
| Adjoining Buildings  | <input checked="" type="checkbox"/> |           |
| Surrounding Neighborhood   | <input checked="" type="checkbox"/> |           |

*Pending outcome of variance*  
**95-279-SHA**  
**(ITEM 265)**

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

**TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!**

**RECOMMENDATIONS/COMMENTS:**

☐ Approval    ☒ Disapproval    ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

- The subject property doesn't comply with Section 304.1 of the Baltimore County Zoning Regulations.

Signed by:

*Francis Mouser*  
for the Director, Office of Planning & Zoning

Date: February 28, 1995

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted  
for filing by \_\_\_\_\_ on \_\_\_\_\_  
Date (A)

A sign indicating the proposed Building must be posted on the property for  
fifteen (15) days before a decision can be rendered. The cost of filing is  
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,  
a decision can be expected within approximately four weeks. However, if a valid  
demand is received by the closing date, then the decision shall only be rendered  
after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)

DATE POSTED \_\_\_\_\_

HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ -DATE \_\_\_\_\_

CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)

TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)

\*Usually within 15 days of filing

-----  
CERTIFICATE OF POSTING

District \_\_\_\_\_

Location of property: \_\_\_\_\_

Posted by: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Signature

Number of Signs: \_\_\_\_\_

CK/UNDER.LOT (TXTSOPH)

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3018 Tennessee Ave

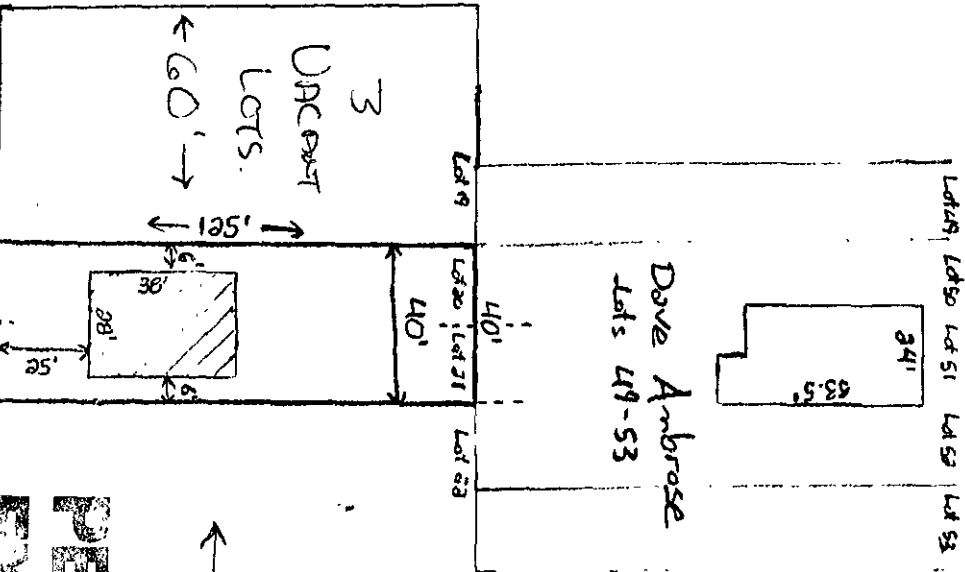
See Pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Rosemont

plat book # 7, folio # 100, lot # 38, section # 5

OWNER: David + Linda Ambrose Alabama Ave

95-279-5PH



North  
date: 10/17/94  
prepared by: ASD

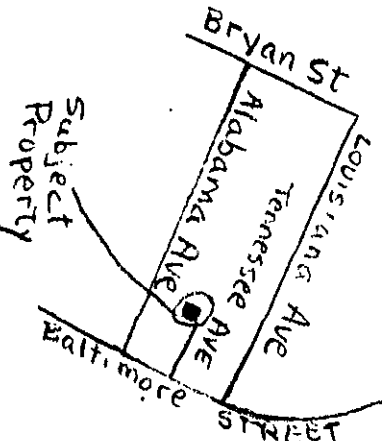
Scale of Drawing: 1" = 50'

**PETITIONER'S  
EXHIBIT NO. 1**

2000' ±  
(wooded)  
Vacant Lots.

MICROFILMED

Vicinity Map  
scale: 1" = 1000'



## LOCATION INFORMATION

Election District: 13  
Councilmanic District: 1

1" = 200' scale map #: SW-6A

Zoning: D.R.-5.5

Lot size: 11 5000  
acreage square feet

SEWER: ☒ public ☐ private  
WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area:  
Prior Zoning Hearings: NONE

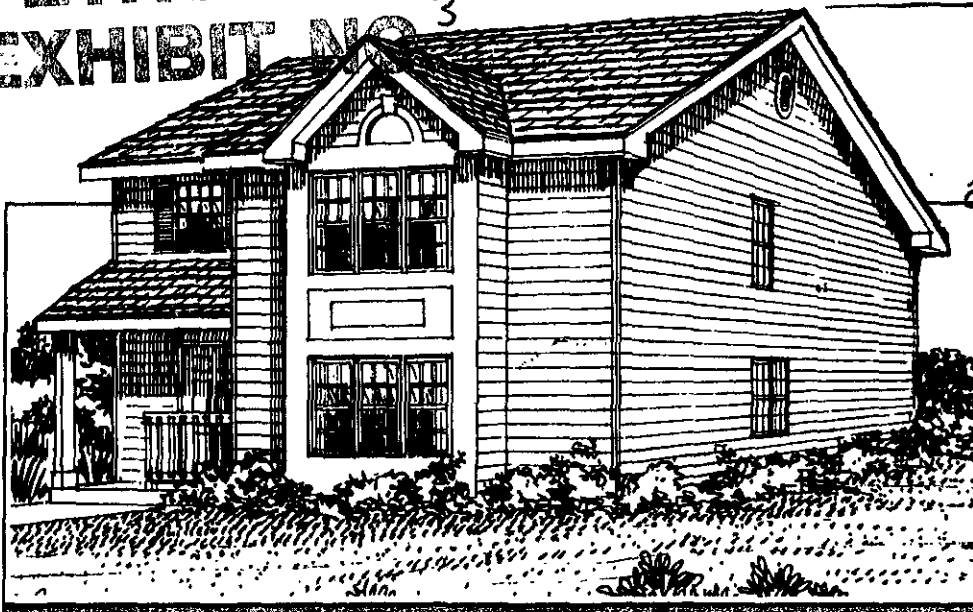
## Zoning Office USE ONLY!

reviewed by: ASD ITEM #: 265 CASE#:

# LOUISVILLE

## Narrow Lot Two-Story

PETITIONER'S  
EXHIBIT NO. 3



his elegant traditional two-story can take advantage of a narrow lot and still provide plenty of living space. The four bedrooms are located upstairs. The master bedroom has a private bath and another bath adjoins the remaining three bedrooms. A large size family room divides the kitchen and dining room. Every foot of space makes a contribution to the total livability of the home.

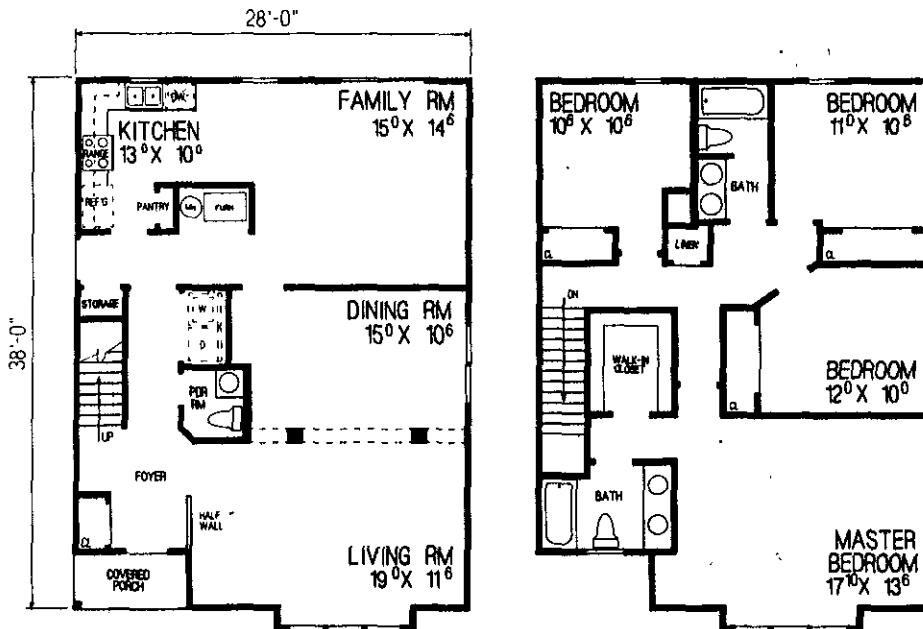
28' OF FOOTING  
to top of ridge 36'  
28'

The Value Plan features the most affordable materials and components.

## VALUE PLAN

Living Area: 2094 Square Feet

(Decorative moulding shown not in base price)



## ENHANCEMENTS

Improve the basic value plan with your choice of these enhanced livability options. Consult the floorplan and view these options to determine which options will fit your lifestyle.

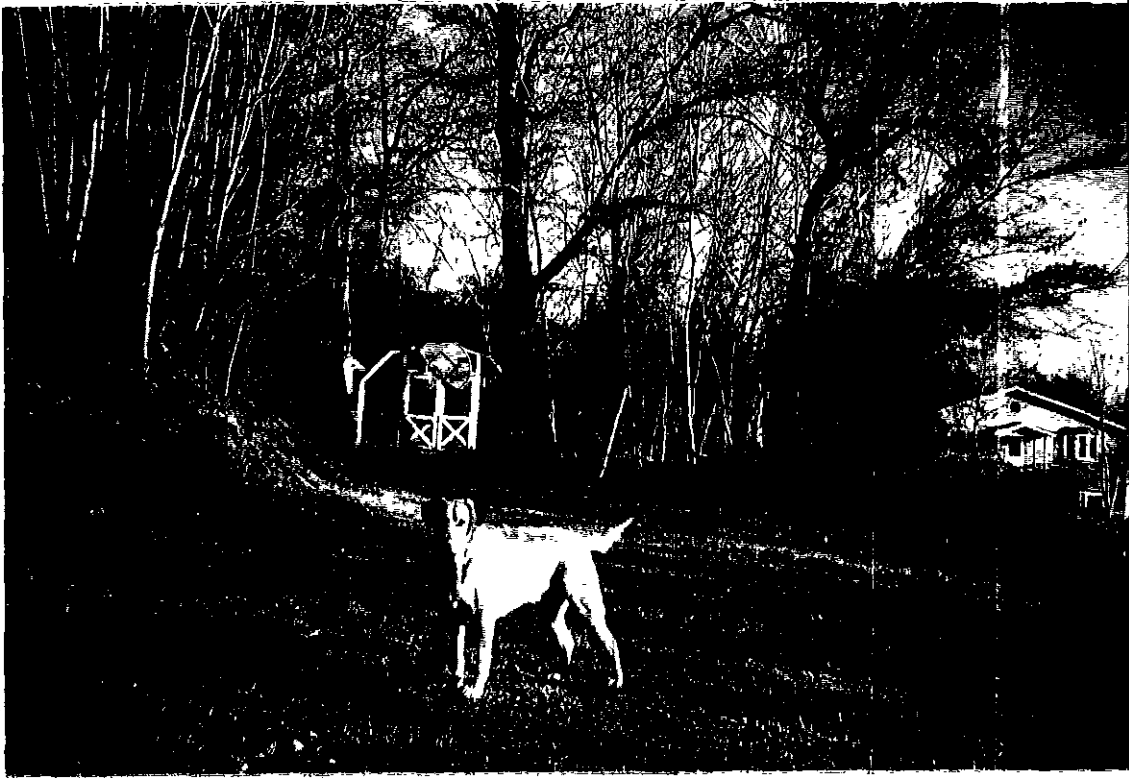
- ▶ Two-Car Attached Garage (22'-20')
- ▶ Rear Deck with Railing (18'-120)
- ▶ Decorative Foyer
- ▶ Fireplace in family room (Zero Clearance)
- ▶ Bay Window Nook in Kitchen (Add 10' sq. ft.)

## FOUNDATION OPTIONS

- ▶ Slab
- ▶ Crawl Space
- ▶ Full Basement

**84**® **AFFORDABLE HOMES**™





From rear  
property  
line looking  
at lots.

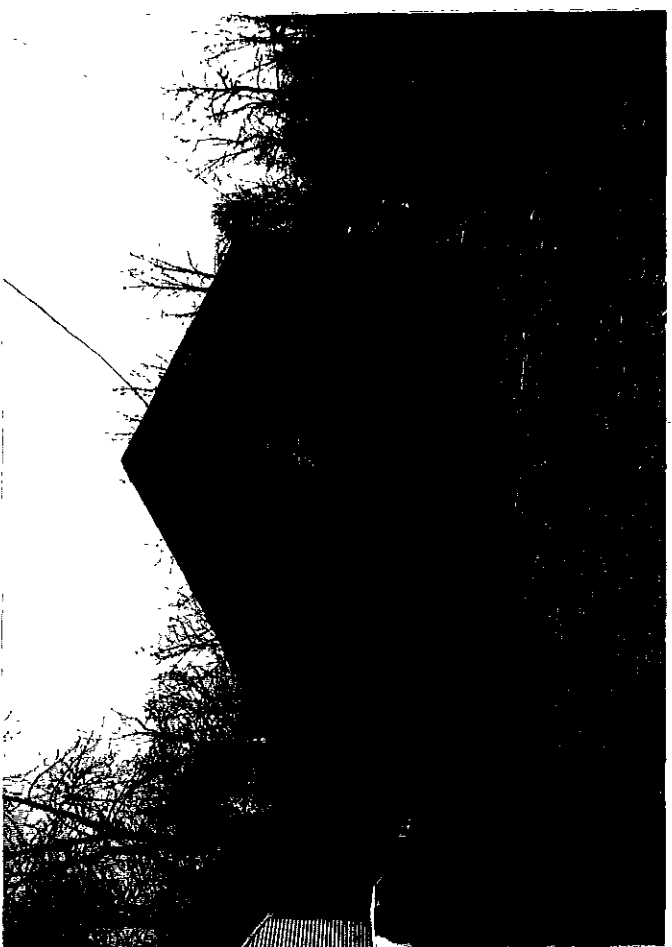


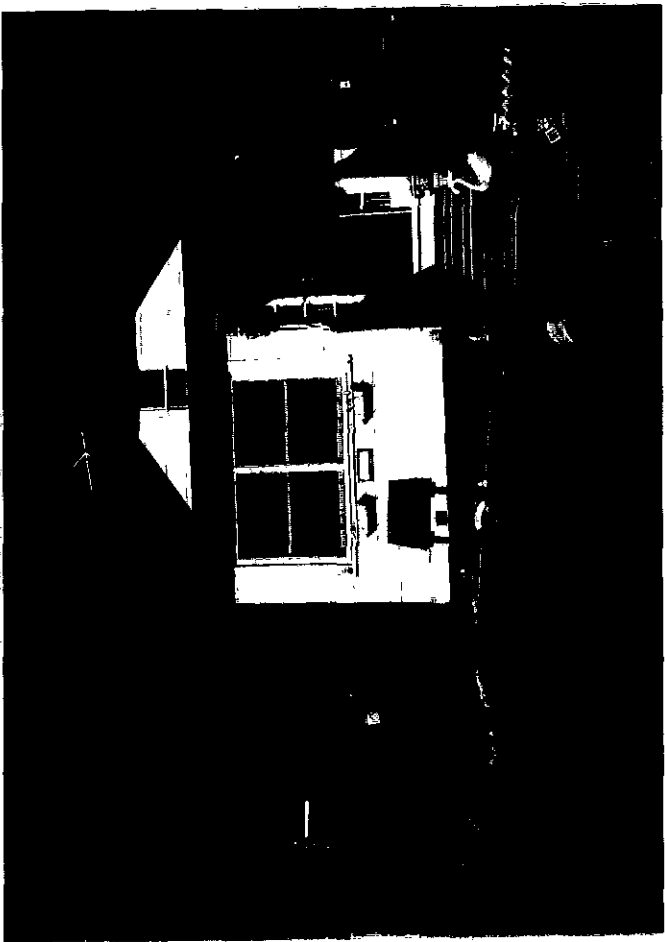
Woods begin  
property line  
location of  
trailer is  
proposed site  
for house

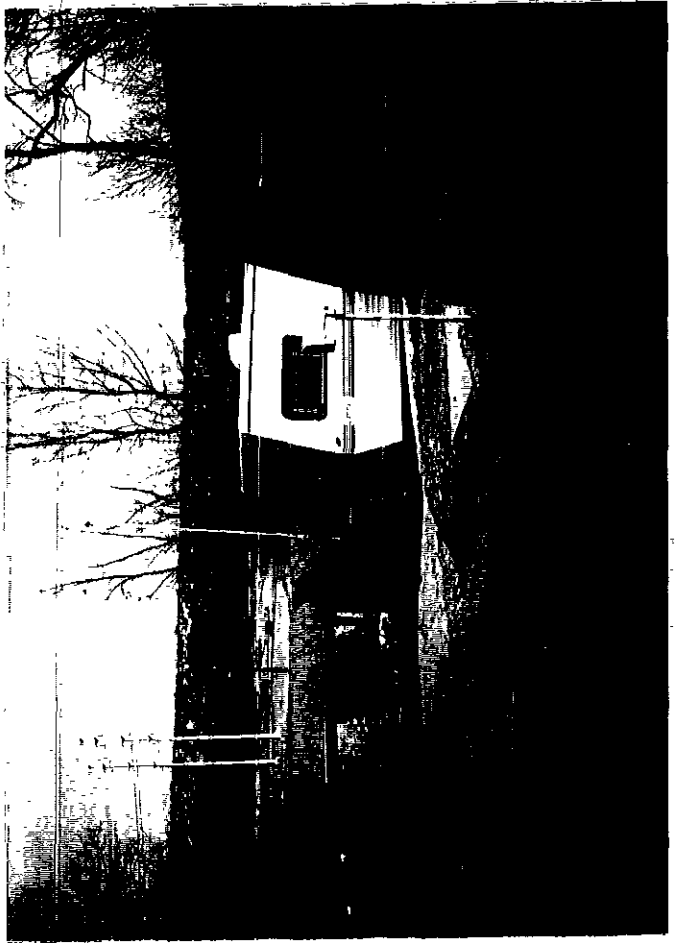


View from  
rear of  
property  
down west  
property  
line.















SCALE 1" = 200' ±  
DATE OF PHOTOGRAPHY JANUARY 1986  
LOCATION BALTIMORE HIGHLANDS  
SHEET MICROFILMED SW 6A

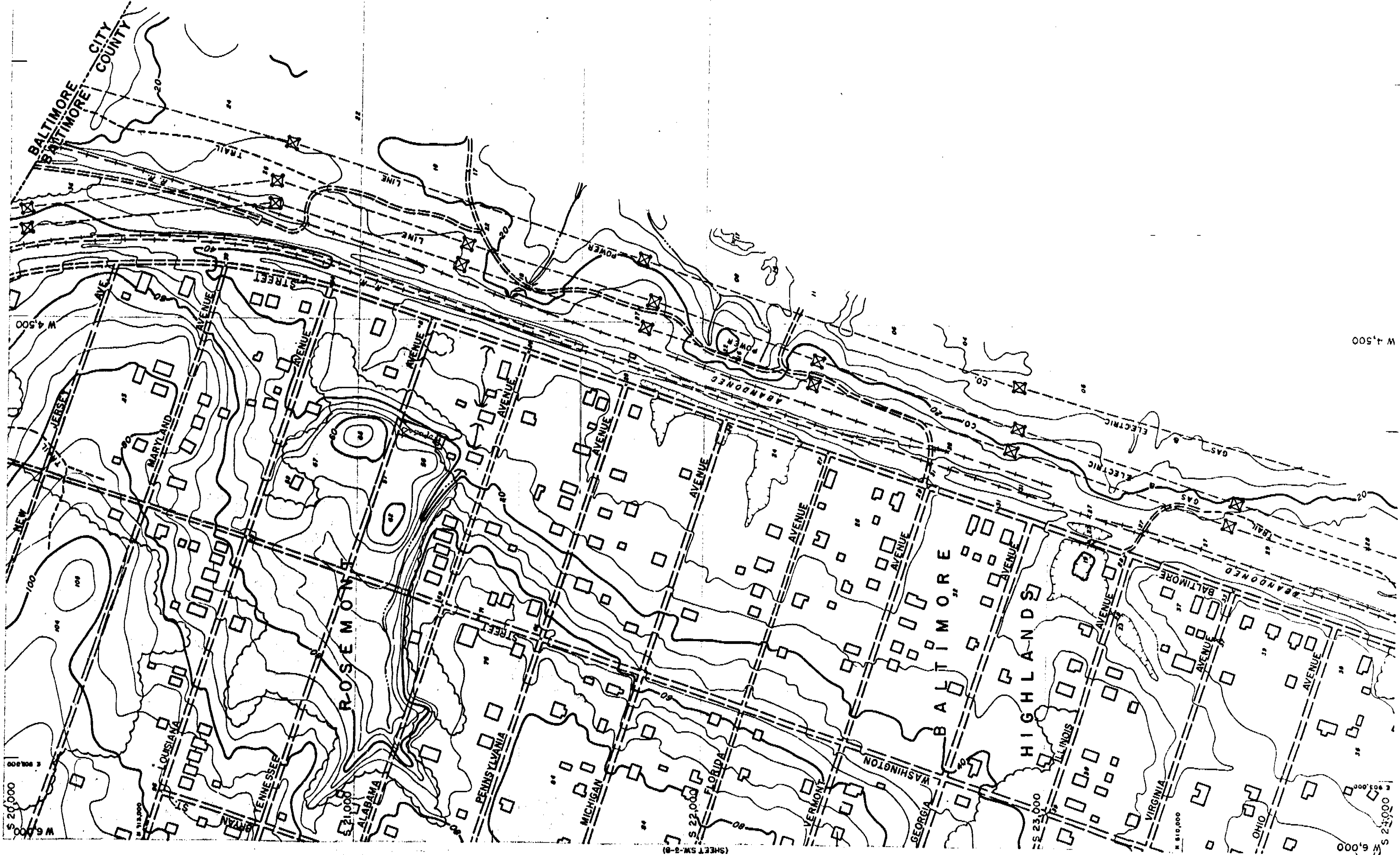
BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

95-279-SPHA



265



95-279-SPHA

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

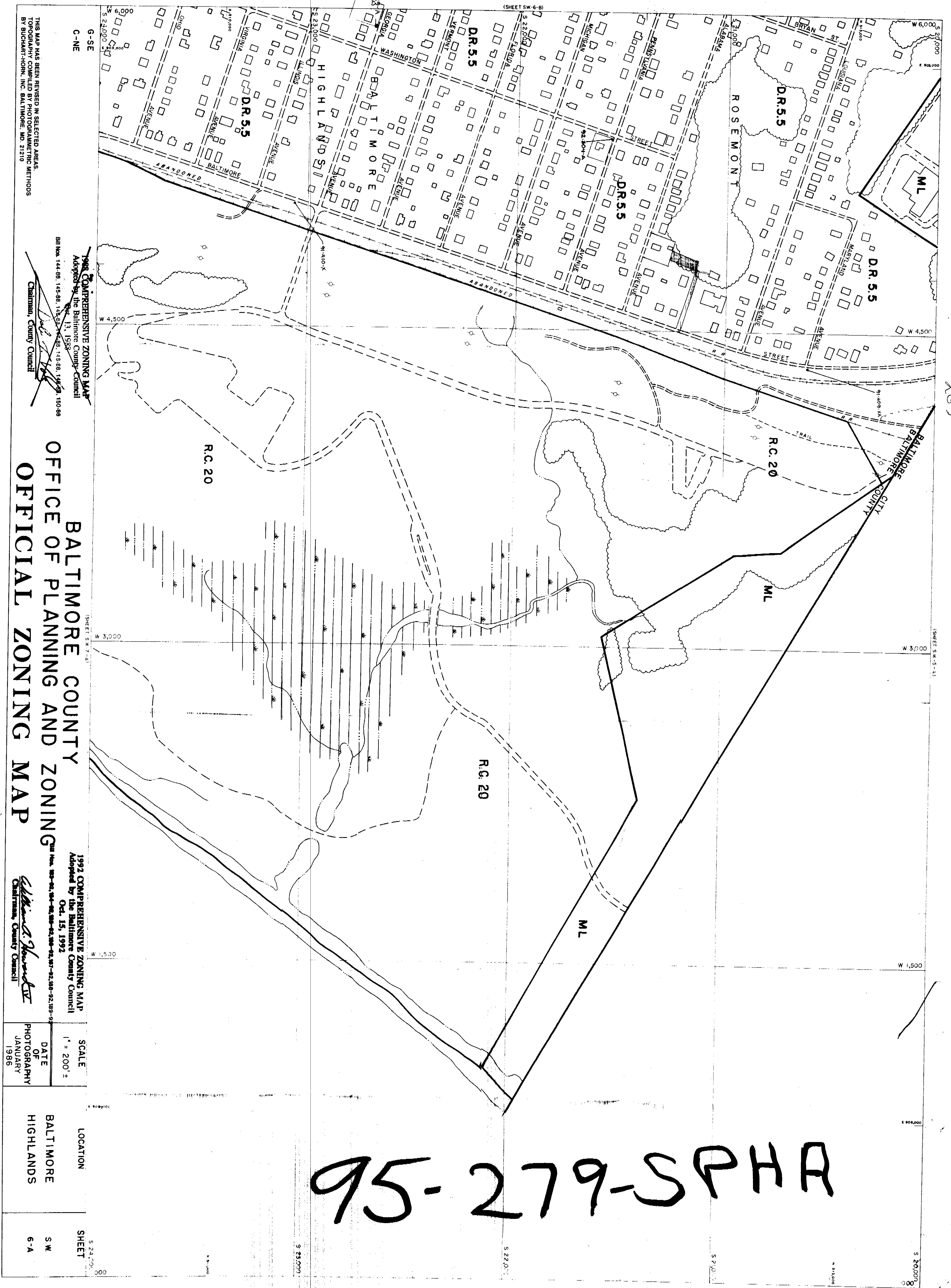
|           |      |                                      |                        |             |
|-----------|------|--------------------------------------|------------------------|-------------|
| REVISIONS |      | SCALE                                | LOCATION               | SHEET       |
| BY        | DATE | 1" = 200'                            | BALTIMORE<br>HIGHLANDS | S 24,000    |
|           |      | DATE OF<br>PHOTOGRAPHY<br>APRIL 1953 |                        | S.W.<br>6-A |

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION - PHILADELPHIA, PA

17-12-68



95-279-SPHA





IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE - N/S Tennessee Ave. \*  
300' W of Baltimore Street \* DEPUTY ZONING COMMISSIONER  
(3021 Tennessee Avenue) \*  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \* Case No. 95-279-SPHA  
David D. Ambrose, Sr., et ux \*  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 3021 Tennessee Avenue, located in the vicinity of Baltimore Highlands in Halethorpe. The Petitions were filed by the legal owners of the property, David D. Ambrose, Sr., his wife, Linda, and their son, David D. Ambrose, Jr., the Contract Purchaser/Lessee. The Petitioners request a special hearing to approve a lot area of 5,000 sq.ft. in lieu of the required 6,000 sq.ft., pursuant to Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to determine that density will not be affected by the proposed development. In addition to the special hearing relief sought, the Petitioners seek a variance from Section 1802.3.C.1 to permit a width of 40 feet in lieu of the required 55 feet at the front building line, and side yard setbacks of 6 feet each in lieu of the minimum required 10 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into variance as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Linda Ambrose, legal owner of the property, and her son, David Ambrose, Jr., and his wife. Appearing as an interested party was Walter Dixon, a nearby property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of two lots totalling 5,000 sq.ft. of area, zoned D.R. 5.5, and is presently unimproved. The property is also known as Lots 20 and 21 of Rosemont, an older subdivision which was developed many years ago with 20-foot wide lots. The two lots in question provide a combined width of 40 feet and a length of 125 feet. The Petitioners' son and daughter-in-law are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1, a site plan of the property, and Petitioner's Exhibit 3, a design plan of the proposed dwelling. The Petitioners submitted various photographs which show that many of the homes in this community were built on narrow lots. Testimony revealed that the Petitioners' parents purchased these lots many years ago and that the property has been in the family since 1923. In fact, the Petitioners reside on Lots 49 through 53, which are located immediately behind Lots 20 and 21 and front Alabama Avenue. Further testimony was that no one in the Petitioners' family owns property on either side of the two lots in question, and therefore, the relief requested is necessary in order to proceed as proposed.

As noted above, Mr. Walter Dixon, a nearby property owner, appeared as an interested party. After hearing the testimony and viewing the evidence presented at the hearing, Mr. Dixon stated he had no objections to the relief requested and offered his support to this young couple.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

permitted purpose or render conformance unnecessarily burdensome;

- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing and variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, I find that density will not be affected by the proposed development of this property. In addition, the relief requested will not result in any detriment to the health, safety, and general welfare of the surrounding locale and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of March, 1995 that the Petition for Special Hearing seeking approval of a lot area of 5,000 sq.ft. in lieu of

the required 6,000 sq.ft., pursuant to Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, and to determine that density will not be affected by the proposed development, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1802.3.C.1 to permit a width of 40 feet in lieu of the required 55 feet at the front building line, and side yard setbacks of 6 feet on each side in lieu of the minimum required 10 feet each for a proposed dwelling, in accordance with Petitioner's Exhibits 1 and 3, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 3/29/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 3/29/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 3/29/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

March 20, 1995

(410) 887-4386

Mr. & Mrs. David D. Ambrose, Sr.  
3018 Alabama Avenue  
Baltimore, Maryland 21227

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
N/S Tennessee Ave. 300' W of Baltimore Street  
(3021 Tennessee Avenue)  
15th Election District - 5th Councilmanic District  
David D. Ambrose, Sr., et ux - Petitioners  
Case No. 95-279-SPHA

Dear Mr. & Mrs. Ambrose:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,  
Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. David D. Ambrose, Jr.  
900 Nabbs Creek Road, Glen Burnie, Md. 21060

People's Counsel

File

## Petition for Special Hearing to the Zoning Commissioner of Baltimore County for the property located at 3021 Tennessee Ave. which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  
A LOT AREA OF 5000 SQ FT IN  
LIEU OF THE REQUIRED 6000 SQ FT (Sec. 1802.3.C.1) AND  
TO DETERMINE THAT DENSITY WOULD BE AFFECTED.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
David D. Ambrose Jr.  
(Type or Print Name)  
Signature  
900 Nabbs Creek Rd  
Glen Burnie, MD 21060  
City State Zip

Agency for Petitioner  
(Type or Print Name)  
Signature  
3018 Alabama Ave 636-2346  
Baltimore MD 21227  
City State Zip

ORDER RECEIVED FOR FILING  
Date 3/29/95  
By [Signature]

ESTIMATED LENGTH OF HEARING  
the following date: OFFICE USE ONLY  
unavailable for Hearing  
the following date: OTHER  
Next Two Months  
REVIEWED BY: 373 DATE: 2-3-95  
ZADM  
265

## Petition for Variance to the Zoning Commissioner of Baltimore County for the property located at 3021 Tennessee Ave which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to DR 5.5 in lieu of 55' width of property at front building line, 6' side yard setback for side yard setback in lieu of 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty. Do not constraints on site, no ability to comply with regulations because of reconfigurable ownership. Has been this way since 1953)

Hardship: Due to zoning constraints unable to make reasonable use of property. Would like to build our first house on proposed property which was given to us by our parents who own contiguous lots to the back. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
David D. Ambrose Jr.  
(Type or Print Name)  
Signature  
900 Nabbs Creek Rd  
Glen Burnie MD 21060  
City State Zip

Agency for Petitioner  
(Type or Print Name)  
Signature  
3018 Alabama Ave 636-2346  
Baltimore MD 21227  
City State Zip

ORDER RECEIVED FOR FILING  
Date 3/29/95  
By [Signature]

ESTIMATED LENGTH OF HEARING  
the following date: OFFICE USE ONLY  
unavailable for Hearing  
the following date: OTHER  
Next Two Months  
REVIEWED BY: 373 DATE: 1-31-95  
265

## EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 3021 Tennessee Ave  
(address)  
Election District 13 Councilmanic District 1  
Beginning at a point on the NORTH side of TENNESSEE AVE.  
(north, south, east or west)  
Tennessee which is 50'  
(street on which property fronts) (number of feet of right-of-way width)  
wide at a distance of 300' WEST of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street BALTIMORE ST.  
(name of street)  
which is 50' wide. \*Being Lot 20 & 21.  
(number of feet of right-of-way width)  
Block 7, Section 1 in the subdivision of  
ROSEMONT as recorded in Baltimore County Plat  
(name of subdivision)  
Book 7, Folio 100, containing  
5000' - 7  
(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber       , Folio       " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

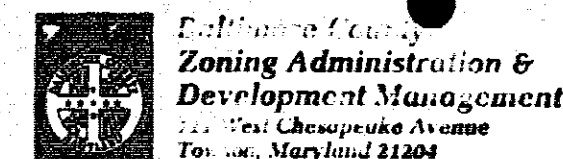
Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 03' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

265



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 2/13/95  
Posted for: Special Hearing & Variance  
Petitioner: David D. Ambrose, Jr. et al. 3000 N. Chesapeake Ave.  
Location of property: 3000 N. Chesapeake Ave. 3000 N. Chesapeake Ave.  
Location of Sign: 3000 N. Chesapeake Ave. 3000 N. Chesapeake Ave.  
Remarks: 3000 N. Chesapeake Ave. 3000 N. Chesapeake Ave.  
Posted by: Signature Date of return: 2/24/95  
Number of Signs: 1



Date: 2-1-95

C30 SPEC (Baltimore) 350  
OSC 1 Sign 335

TOTAL 5.55

Please Make Checks Payable To: Baltimore County

receipt  
95-279-SHA

Account: R-01-6150

Number: 265

TO: FUTURE PUBLISHING COMPANY  
2/23/95 Issue - Jeffersonian

Please forward billing to:

David D. Ambrose, Jr.  
900 Nabbs Creek Road  
Glen Burnie, MD 21060  
410-360-3910

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-279-SHA (Item 265)

3021 Tennessee Avenue

N/S Tennessee Avenue, 300' W of Baltimore Street

15th Election District - 5th Councilmanic

Legal Owner(s): David D. Ambrose, Sr. and Linda Ambrose

Contract Purchaser(s): David D. Ambrose, Jr.

HEARING: FRIDAY, MARCH 10, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a lot area of 5,000 square feet in lieu of the required 6,000 square feet and to determine that density won't be affected.

Variance to allow 40 feet in lieu of the 55 feet width of property at front of building line and 6-foot side yard setback for both side yards in lieu of 10 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-279-SHA (Item 265)

3021 Tennessee Avenue

N/S Tennessee Avenue, 300' W of Baltimore Street

15th Election District - 5th Councilmanic

Legal Owner(s): David D. Ambrose, Sr. and Linda Ambrose

Contract Purchaser(s): David D. Ambrose, Jr.

HEARING: FRIDAY, MARCH 10, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve a lot area of 5,000 square feet in lieu of the required 6,000 square feet and to determine that density won't be affected.

Variance to allow 40 feet in lieu of the 55 feet width of property at front of building line and 6-foot side yard setback for both side yards in lieu of 10 feet.

Bel Jablon

Arnold Jablon  
Director

cc: David D. Ambrose, Sr. and Linda Ambrose  
David D. Ambrose, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Printed with Soybean Ink  
on Recycled Paper

CERTIFICATE OF PUBLICATION

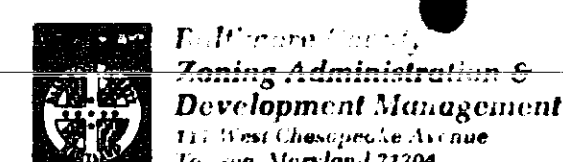
TOWSON, MD., 2/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/23, 1995

THE JEFFERSONIAN.

A. H. Henrichson  
LEGAL AD., TOWSON

Publication



Date: 1-31-95

C30 SPEC (Baltimore) 350  
OSC 1 Sign 335

TOTAL 5.55

Please Make Checks Payable To: Baltimore County

receipt  
95-279-SHA

Account: R-01-6150

Number: 265

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

March 2, 1995

Mr. David D. Ambrose, Jr.  
900 Nabbs Creek Road  
Glen Burnie, Maryland 21060

RE: Item No.: 265  
Case No.: 95-279-SHA  
Petitioner: David Ambrose, et al

Dear Mr. Ambrose:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 265 (JKA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

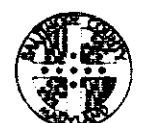
Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2259 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1109

RE: Property Owner: SEE BELOW

LOCATION: DISSEMINATION MEETING OF FEB. 21, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 265, 275, 276, 277, 279, 280, 281, 282.

RECEIVED  
FEB 21 1995  
ZADM

REVIEWER: LT. ROBERT F. SAUERWALD  
Fire Marshal Office, PHONE 887-4281, ME-1109F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Feb. 27, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for February 27, 1995  
Item 265

The Developers Engineering Section has reviewed the subject zoning item. Tennessee Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. Our records indicate the paving surface ends before your proposed lot. Therefore, you will be responsible for extending a paved surface to your lot per County Standards. Also, the water and sewer mains must be extended to your lot for your water and sewer house connections.

RWB:cw







265

(SHEET 5 W-5-A)



95-279-S-PHA

G-SE  
C-NE

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*John J. Hall*  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

Bill Nos. 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92

*William A. Howard*  
Chairman, County Council

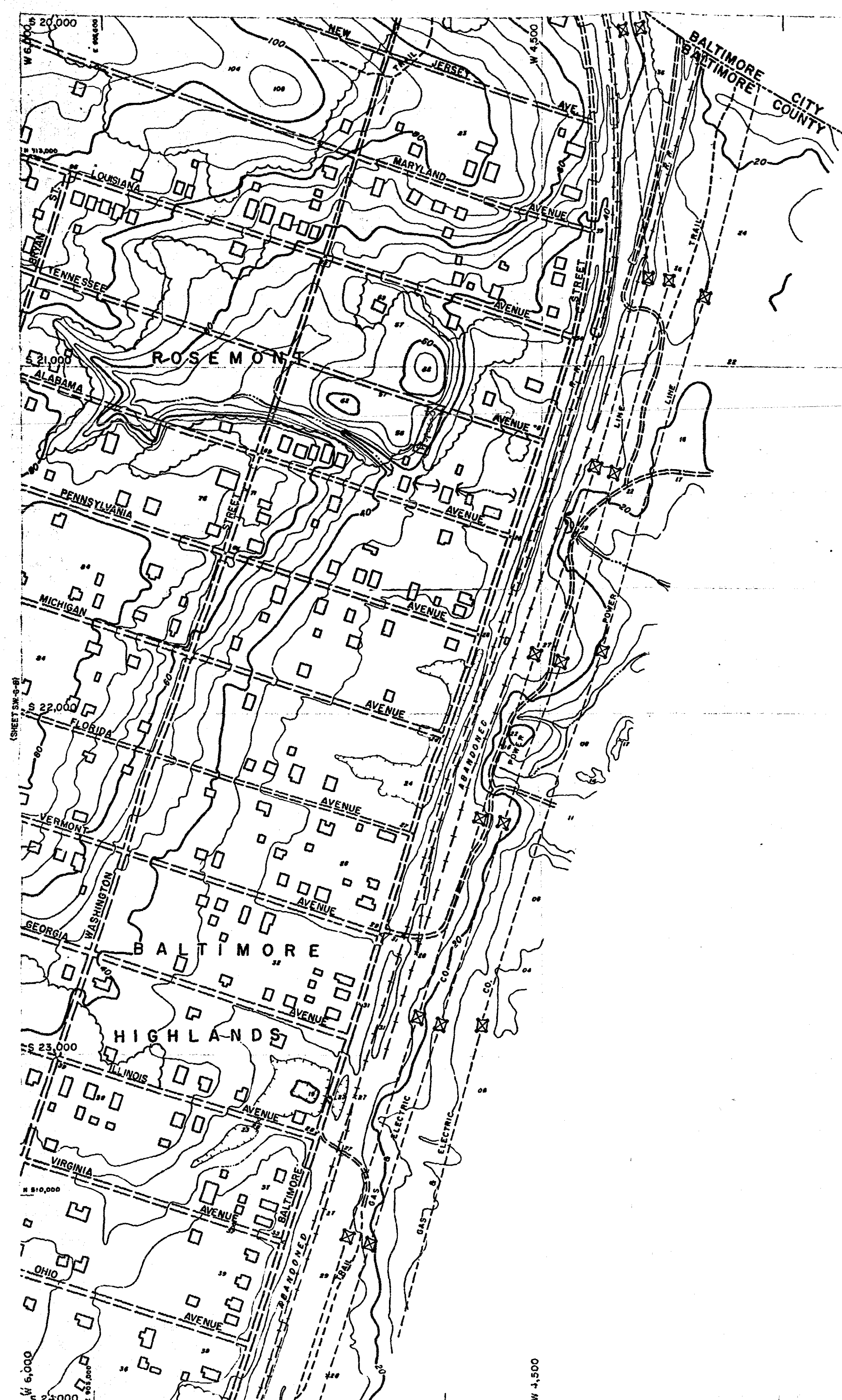
SCALE  
1" = 200' ±  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

| LOCATION               | SHEET     |
|------------------------|-----------|
| BALTIMORE<br>HIGHLANDS | SW<br>6-A |

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

265

(SHEET S.W.-5-A)



95-279-5FHA

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS |      | SCALE<br>1" = 200'                   |
|-----------|------|--------------------------------------|
| BY        | DATE |                                      |
|           |      | DATE OF<br>PHOTOGRAPHY<br>APRIL 1953 |

Topography Compiled By Photogrammetric Methods  
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

LOCATION  
BALTIMORE  
HIGHLANDS

SHEET  
S.W.  
6-A

17-12-68



95-279-SPHA



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

|  |                                    |                      |
|--|------------------------------------|----------------------|
| SCALE<br>1" = 200' ±                         | LOCATION<br>BALTIMORE<br>HIGHLANDS | SHEET<br>S.W.<br>6-A |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 |                                    |                      |